

**Resolution 07-19**

**AMENDED RESOLUTION AMENDING RESOLUTION 03-09**

**RESOLUTION CONFIRMING SEPTEMBER 8, 2003  
RESOLUTION 03-08 DETERMINING THAT THE QUALIFICATION FOR  
AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET**

**WHEREAS**, Custom Concrete Company, Inc. has filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

**WHEREAS**, Custom Concrete Company, Inc. intend to construct a new corporate headquarters facility on an unimproved portion of the approximately 52.56 acres of real estate generally located at 17303 Oakridge Road, Westfield, Indiana. It is estimated that the new corporate headquarter to be located at the new site will have a total cost of approximately Two Million Seven Hundred Fifty Thousand Dollars (2,750,000.00).

**WHEREAS**, the Westfield Town Council, at a regularly scheduled meeting held on September 8, 2003 reviewed and approved Custom Concrete Company, Inc.'s application and declared the real estate described in the application to be an Economic Revitalization Area; and

**WHEREAS**, pursuant to I.C. 6-1.1-12.1-2.5 Custom Concrete has properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town Council, Hamilton County, Indiana regarding the declaration of Custom Concrete's real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

**WHEREAS**, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Custom Concrete Company, Inc., and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3:

1. Custom Concrete's estimate of the cost of the new corporate headquarters facility is a reasonable estimate for facilities of that type.
2. The estimate that approximately 55 new jobs will be created over five years is a reasonable estimate.
3. Custom Concrete's estimate of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**Section 1. Personal Property.** Resolution 03-08 adopted by the Town Council on September 8, 2003 is hereby confirmed and the taxation for the personal property shall be abated for a period of six (6) years pursuant to the schedule provided by I.C. 6-1.1-12.1-4.

The six year term shall begin for the tax filing year 2007 payable 2008. The personal property tax deduction applies to all personal property of Custom Concrete Company, Inc. located at 17241 Foundation Parkway, Westfield, Indiana and includes the following entities which are also located at the above address and have been created for tax reasons:

- 1) Custom Concrete Company, Inc.
- 2) Custom Waterproofing, LLC
- 3) Oak Ridge Solutions, Inc.
- 4) Construction Equipment Leasing Specialists, Inc.
- 5) JMC, LLC

The schedule of abatement is as follows:

<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	66%
4 <sup>th</sup>	50%
5 <sup>th</sup>	34%
6 <sup>th</sup>	17%

**Section 2. Tax Abatement for Improvements on Real Estate.** The improvement on the real estate of Custom Concrete Company, Inc. is abated for ten (10) years and the legal owner of the entity is Oak Ridge Real Estate Development, LLC.

**Economic Revitalization Area.** The designated area has been limited to a period not to exceed ten (10) calendar years. The date this designation expires is September 30, 2018. The amount of deduction is limited to the assessed valuation of the improvement. The current legal entity which is the owner of the real estate is Oak Ridge Real Estate Development, LLC which is a successor to the entities in prior resolutions known as Custom Concrete Company, Inc.

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD,  
INDIANA THIS \_\_\_\_\_ DAY OF OCTOBER, 2007.

## WESTFIELD TOWN COUNCIL

### Voting For

\_\_\_\_\_  
Andy Cook

\_\_\_\_\_  
John Dippel

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
Robert Horkay

\_\_\_\_\_  
Joe Plankis

\_\_\_\_\_  
Bob Smith

\_\_\_\_\_  
Ron Thomas

### Voting Against

\_\_\_\_\_  
Andy Cook

\_\_\_\_\_  
John Dippel

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
Robert Horkay

\_\_\_\_\_  
Joe Plankis

\_\_\_\_\_  
Bob Smith

\_\_\_\_\_  
Ron Thomas

### Abstain

\_\_\_\_\_  
Andy Cook

\_\_\_\_\_  
John Dippel

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
Robert Horkay

\_\_\_\_\_  
Joe Plankis

\_\_\_\_\_  
Bob Smith

\_\_\_\_\_  
Ron Thomas



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 07 PAY 20 08

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

## INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(d)
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Oak Ridge Real Estate Development, LLC and Custom Concrete Company, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 17241 Foundation Parkway, Westfield, IN 46074					
Name of contact person Douglas Staebler		Telephone number (317) 896-2885		E-mail address	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Westfield		County Hamilton		Resolution number	
Location of property Washington Township at Oak Road and SR 32		County Hamilton		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 45,000 SF Headquarters/Operations Facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyers, trucks and panels.				Estimated start date (month, day, year) 03/01/2003	
				Estimated completion date (month, day, year) 03/01/2005	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 184.00	Salaries \$7,000,000.00	Number retained 184.00	Salaries \$7,000,000.00	Number additional 55.00	Salaries \$2,035,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		2,500,000.00			
Plus estimated values of proposed project					
Less values of any property being replaced		2,500,000.00			
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 			Title CFO		Date signed (month, day, year) 9/26/07

# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed 10 calendar years \* (see below). The date this designation expires is September 30, 2018.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☒ No
  3. Occupancy of a vacant building ☐ Yes ☒ No
- C. The amount of the deduction applicable is limited to \$ Assessed value of the improvement of Custom Concrete Company, Inc. which is now owned by Oak Ridge Real Estate Development, LLC.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. The deduction is allowed for 10 years\* (see below).

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.



# STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51784 (R / 1-06)  
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, BEFORE a deduction may be approved.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Oak Ridge Real Estate Development, LLC and Custom Concrete Company, Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) 17241 Foundation Parkway, Westfield, IN 46074								
Name of contact person Douglas Staebler		Telephone number (317) 896-2885						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Town of Westfield		Resolution number (a)						
Location of property Washington Township at Oak Road and SR 32		County Hamilton	DLGF taxing district number					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary)  45,000 SF Headquarters/Operations Facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyers, trucks and panels.		ESTIMATED						
		START DATE	COMPLETION DATE					
		Machinery	03/01/2003	03/01/2005				
		R & D Equipment						
		Logist Dist Equipment						
		IT Equipment						
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 184	Salaries 7,000,000.00	Number retained 184	Salaries 7,000,000.00					
		Number additional 55	Salaries 2,035,000.00					
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Machinery		R & D EQUIPMENT	LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	4,000,000.00							
Less values of any property being replaced								
Net estimated values upon completion of project	4,000,000.00							
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative		Title CFO	Date signed (month, day, year) 9/26/07					

# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years \* (see below). The date this designation expires is September 30, 2018.

B. The type of deduction that is allowed in the designated area is limited to:

- |  |   |  |
|--|---|--|
| 1. Installation of new manufacturing equipment;            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. Assessed value of the improvement of Custom Concrete Company, Inc. which is now owned by Oak Ridge Real Estate Development, LLC.

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/> 1 year     | <input type="checkbox"/> 6 years                |
| <input type="checkbox"/> 2 years    | <input type="checkbox"/> 7 years                |
| <input type="checkbox"/> 3 years    | <input type="checkbox"/> 8 years                |
| <input type="checkbox"/> 4 years    | <input type="checkbox"/> 9 years                |
| <input type="checkbox"/> 5 years ** | <input checked="" type="checkbox"/> 10 years ** |

\*\* For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
Attested by:	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

100  
4  
CO none

Resolution 03-09

RESOLUTION CONFIRMING SEPTEMBER 8, 2003 RESOLUTION 03-08  
DETERMINING THAT THE QUALIFICATION FOR AN ECONOMIC  
REVITALIZATION AREA HAVE BEEN MET.

200300101986  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
09-30-2003 At 12:06 pm.  
15.00

WHEREAS, Custom Concrete Company, Inc. has filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

WHEREAS, Custom Concrete Company, Inc. intend to construct a new corporate headquarters facility on an unimproved portion of the approximately 52.56 acres of real estate generally located at 17303 Oakridge Road, Westfield, Indiana. It is estimated that the new corporate headquarter to be located at the new site will have a total cost of approximately Two million seven hundred fifty thousand dollars (\$2,750,000); and

WHEREAS, the Westfield Town Council, at a regularly scheduled meeting held on September 8, 2003 reviewed and approved Custom Concrete Company, Inc's application and declared the real estate described in the application to be an Economic Revitalization Area; and

WHEREAS, pursuant to I.C 6-1.1-12.1-2.5 Custom Concrete has properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town council, Hamilton County, Indiana regarding the declaration of Custom Concrete's real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Custom Concrete Company, Inc, and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3

1. Custom Concrete's estimate of the cost of the new corporate headquarters facility is as reasonable estimate for facilities of that type.
2. The estimate that approximately 55 new jobs will be created over five years is a reasonable estimate.
3. Custom Concrete's estimate of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.



NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS;

**Section 1.** Resolution 03-08 adopted by the Town Council on September 8, 2003 is hereby confirmed and the taxation for the personal property shall be abated for a period of 6 years pursuant to the schedule provided by I.C. 6-1.1-12.1-4

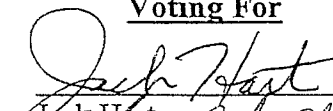
**Section 2.** The schedule of abatement is as follows:

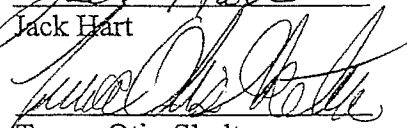
<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	66%
4 <sup>th</sup>	50%
5 <sup>th</sup>	34%
6 <sup>th</sup>	17%

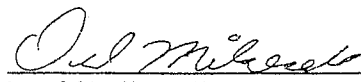
ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD,  
INDIANA THIS 18 DAY OF OCTOBER, 2003.

## WESTFIELD TOWN COUNCIL

### Voting For

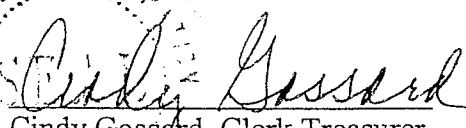
  
\_\_\_\_\_  
Jack Hart

  
\_\_\_\_\_  
Teresa Otis-Skelton

  
\_\_\_\_\_  
David Mikesell

\_\_\_\_\_  
Michael McDonald

  
\_\_\_\_\_  
Mic Mead

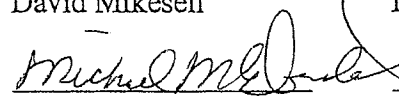
  
\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

### Voting Against

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
Teresa Otis-Skelton

\_\_\_\_\_  
David Mikesell

  
\_\_\_\_\_  
Michael McDonald

\_\_\_\_\_  
Mic Mead

### Abstain

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
Teresa Otis-Skelton

\_\_\_\_\_  
David Mikesell

\_\_\_\_\_  
Michael McDonald

\_\_\_\_\_  
Mic Mead

This document prepared by  
Jerry Rosenberger, Town Manager



# STATEMENT OF BENEFITS

State Form 27167 (R6 / 4-00)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and / or research and development equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
  2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, BEFORE a deduction may be approved.
  3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
  4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  5. The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000.
- The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

## SECTION 1

### TAXPAYER INFORMATION

Name of taxpayer

Custom Concrete

Address of taxpayer (street and number, city, state and ZIP code)

2816 W. 193rd Street, Westfield, Indiana, 46074

Name of contact person

Douglas Staebler

Telephone number

( 317 ) 896-2885

## SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Town of Westfield

Resolution number

Location of property

Washington Township at Oak Road and SR 32

County  
Hamilton

Taxing district

Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (use additional sheets if necessary)

45,000 SF Headquarters/Operations Facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyors, trucks and panels.

### ESTIMATED

Start Date

Completion Date

Real Estate

October 2003

June 2004

New Mfg Equipment

January 2004

December 2007

R & DE

## SECTION 3

### ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number

184

Salaries

\$7,000,000

Number retained

184

Salaries

\$7,000,000

Number additional

55

Salaries

\$2,035,000

## SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

Real Estate Improvements

Machinery

Research and Development Equipment

Current values

Cost

Assessed Value

Cost

Assessed Value

Cost

Assessed Value

Plus estimated values of proposed project

\$2,500,000

\$4,000,000

Less values of any property being replaced

Net estimated values upon completion of project

\$2,500,000

\$4,000,000

## SECTION 5

### WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds)

Estimated hazardous waste converted (pounds)

Other benefits:

## SECTION 6

### TAXPAYER CERTIFICATION

Signature of authorized representative

I hereby certify that the representations in this statement are true.

Title

CFO

Date signed (month, day, year)

8-22-03

# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years \* (see below). The date this designation expires is Sept 30, 2013.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements;
2. Installation of new manufacturing equipment;
3. Installation of new research and development equipment;
4. Residentially distressed areas

☒ Yes ☐ No  
☐ Yes ☒ No  
☐ Yes ☒ No  
☐ Yes ☒ No

C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ 2,500,000 cost with an assessed value of \$ 2,500,000.

D. The amount of deduction applicable to new manufacturing equipment is limited to \$ 0 cost with an assessed value of \$ 0.

E. The amount of deduction applicable to new research and development equipment is limited to \$ 0 cost with an assessed value of \$ 0.

F. Other limitations or conditions (specify) NA

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

Telephone number

Date signed (month, day, year)

Jack Hart President Town Council

(317) 896-5577

Sept 18, 03

Attested by:

Designated body

Cindy Gessard

Clerk Treasurer

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5



# STATEMENT OF BENEFITS

State Form 27167 (R6 / 4-00)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and / or research and development equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a **STATEMENT OF BENEFITS**. (IC 6-1.1-12.1)
  2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, **BEFORE** a deduction may be approved.
  3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
  4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  5. The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000.
- The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

## SECTION 1

### TAXPAYER INFORMATION

Name of taxpayer  
Custom Concrete

Address of taxpayer (street and number, city, state and ZIP code)  
2816 W. 193rd Street, Westfield, Indiana, 46074

Name of contact person  
Douglas Staebler

Telephone number  
( 317 ) 896-2885

## SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body  
Town of Westfield

Location of property  
Washington Township at Oak Road and SR 32

County  
Hamilton

Resolution number

Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (use additional sheets if necessary)  
45,000 SF Headquarters/Operations Facilities to be constructed on 18 acres.  
New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyors, trucks and panels.

Taxing district

### ESTIMATED

Start Date	Completion Date
October 2003	June 2004
January 2004	December 2007

## SECTION 3

### ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
184	\$7,000,000	184	\$7,000,000	55	\$2,035,000

## SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

Current values	Real Estate Improvements		Machinery		Research and Development Equipment	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Plus estimated values of proposed project						
Less values of any property being replaced	\$2,500,000		\$4,000,000			
Net estimated values upon completion of project	\$2,500,000		\$4,000,000			

## SECTION 5

### WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) \_\_\_\_\_ Estimated hazardous waste converted (pounds) \_\_\_\_\_

Other benefits: \_\_\_\_\_

## SECTION 6

### TAXPAYER CERTIFICATION

Signature of authorized representative

I hereby certify that the representations in this statement are true.

Title

CFO

Date signed (month, day, year)

8-22-03

# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years \* (see below). The date this designation expires is Sept 30, 2013.

B. The type of deduction that is allowed in the designated area is limited to:

- |   |   |  |
|---|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| 2. Installation of new manufacturing equipment;                 | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 3. Installation of new research and development equipment;      | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| 4. Residentially distressed areas                               | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ 2,500,000 cost with an assessed value of \$ 2,500,000.

D. The amount of deduction applicable to new manufacturing equipment is limited to \$ 0 cost with an assessed value of \$ 0.

E. The amount of deduction applicable to new research and development equipment is limited to \$ 0 cost with an assessed value of \$ 0.

F. Other limitations or conditions (specify) NA

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

Telephone number

Date signed (month, day, year)

Jack Hart, President Town Council

(317) 896-5577

Sept 18, 03

Attested by:

Designated body

Cindy Bessard

Clerk Treasurer

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 07 PAY 20 08

FORM CF-1 / Real Property

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

### INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
2. Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Oak Ridge Real Estate Development, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 17241 Foundation Parkway, Westfield, IN 46074		
Name of contact person Douglas W. Staebler	Telephone number (317) 399-2299	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Westfield Town Council	Resolution number 03-09	
Location of property 17241 Foundation Parkway, Westfield, IN 46074	County Hamilton	
Description of real property improvements: New Commercial Construction of Building	DLGF taxing district number Estimated starting date (month, day, year) 08/01/2003 Estimated completion date (month, day, year) 03/30/2005	
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	184	178
Salaries	7,000,000.00	7,466,380.00
Number of employees retained	184	178
Salaries	7,000,000.00	7,466,380.00
Number of additional employees	55	
Salaries	2,035,000.00	
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	0.00	
Plus: Values of proposed project	2,500,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	2,500,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	0.00	
Plus: Values of proposed project	4,292,224.00	3,149,800.00
Less: Values of any property being replaced	0.00	
Net values upon completion of project	4,292,224.00	3,149,800.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted	0	0
Amount of hazardous waste converted	0	0
Other benefits:	0	0
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Chief Financial Officer	Date signed (month, day, year) 9-11-07

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)  
THAT WAS APPROVED AFTER JUNE 30, 1991**

**INSTRUCTIONS: (IC 6-1.1-12-5.1)**

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) \_\_\_\_\_

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM  
☐ PM

Date of hearing (month, day, year)

Location of hearing

**HEARING RESULTS (to be completed after the hearing)**

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

**COMPLIANCE WITH STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

<b>SECTION 1</b>		<b>TAXPAYER INFORMATION</b>						
Name of taxpayer Custom Concrete, Co., Inc. (See Attached)								
Address of taxpayer (number and street, city, state, and ZIP code) 17241 Foundation Parkway, Westfield, IN 46074								
Name of contact person Douglas W. Staebler		Telephone number (317) 399-2299						
<b>SECTION 2</b>		<b>LOCATION AND DESCRIPTION OF PROPERTY</b>						
Name of designating body Westfield Town Council		Resolution number 03-09						
Location of property 17241 Foundation Parkway, Westfield, IN 46074		County Hamilton	DLGF taxing district number 29014					
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.  Construction equipment, IT Equipment, Furnishings for New Building			Estimated starting date (month, day, year) 03/02/2003  Estimated completion date (month, day, year) 03/01/2007					
<b>SECTION 3</b>		<b>EMPLOYEES AND SALARIES</b>						
<b>EMPLOYEES AND SALARIES</b>		<b>AS ESTIMATED ON SB-1</b>	<b>ACTUAL</b>					
Current number of employees		184.00	178					
Salaries		7,000,000.00	7,466,380.00					
Number of employees retained		184.00	178					
Salaries		7,000,000.00	7,466,380.00					
Number of additional employees		55.00						
Salaries		2,035,000.00						
<b>SECTION 4</b>		<b>COST AND VALUES</b>						
	<b>MANUFACTURING EQUIPMENT</b>		<b>R &amp; D EQUIPMENT</b>	<b>LOGIST DIST EQUIPMENT</b>		<b>IT EQUIPMENT</b>		
<b>AS ESTIMATED ON SB-1</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	<b>COST</b>	<b>ASSESSED VALUE</b>
Values before project								
Plus: Values of proposed project	4,000,000.00							
Less: Values of any property being replaced								
Net values upon completion of project	4,000,000.00							
<b>ACTUAL</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	<b>COST</b>	<b>ASSESSED VALUE</b>	<b>COST</b>	<b>ASSESSED VALUE</b>
Values before project	2,254,719.00	424,774.00						
Plus: Values of proposed project	3,391,819.00	1,517,076.00					334,637.00	143,886.00
Less: Values of any property being replaced	0.00							
Net values upon completion of project	5,646,538.00	1,941,850.00					334,637.00	143,886.00
<b>NOTE:</b> The <b>COST</b> of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).								
<b>SECTION 5</b>		<b>WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER</b>						
<b>WASTE CONVERTED AND OTHER BENEFITS</b>		<b>AS ESTIMATED ON SB-1</b>	<b>ACTUAL</b>					
Amount of solid waste converted		0	0					
Amount of hazardous waste converted		0	0					
Other benefits:		0	0					
<b>SECTION 6</b>		<b>TAXPAYER CERTIFICATION</b>						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 		Title Chief Financial Officer	Date signed (month, day, year) 4-11-07					



**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)  
THAT WAS APPROVED AFTER JUNE 30, 1991.**

**INSTRUCTIONS: (IC 6-1.1-12-5.9)**

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the Township Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) \_\_\_\_\_

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM  
☐ PM

Date of hearing (month, day, year)

Location of hearing

**HEARING RESULTS (to be completed after the hearing)**

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

**APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

**Custom Concrete Co., Inc.**

**Attachment to Form CV-1/PP, Compliance with Statement of Benefits – Personal Property**

This form includes personal property and employee information for Custom Concrete Co., Inc. and the following related entities (all entities are related by common ownership):

**Custom Waterproofing, LLC** – This entity provides all waterproofing services for Custom Concrete, Co., Inc.

**JMC, LLC, d/b/a Custom Transport of Indiana** – This entity owns the transportation vehicles (tri-axle dump trucks, semi-trucks and crane trucks) hired by Custom Concrete Co., Inc. to transport equipment, panels, and gravel/dirt to job sites.

**Construction Equipment Leasing Specialists, Inc.** – All major equipment is purchased through this entity and leased to Custom Concrete, Co., Inc., JMC, LLC and Oak Ridge Solutions, Inc.

**Oak Ridge Solutions, Inc.** – This entity is related by common ownership and develops software products used by Custom Concrete Co., Inc. as well as to be sold to outside entities.